

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
May 11, 2016**

1. Call to Order

Vice Chairperson Woska called the meeting to order at 7:32p.m.

2 .Open Public Meeting Act Statement

Vice Chairperson Woska read the Open Public Meeting Act statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Jim Green, Robert Schueler, John Sweeney, John Anello, Michele Tackach and Paul Woska.

Also in attendance were: Board Attorney, Ms. Kelly Carey.
Board Planner, Mr. Paul Ricci
Board Engineer, Bob Bucco Jr.

5. Minutes

Member Lowande made a motion to approve April 27, 2016 meeting minutes, seconded by Member Green. Vote: All in favor. Motion passed.

6. New Business

P2016-02

Ralyn Realty LLC

30 Baekeland Ave/10 Baekeland Ave
Block 361 Lot 3 and Block 363.01 Lot 1

Major Preliminary and Final Site Plan

Vice Chairperson Woska read the letter from Mr. Clarkin asking to adjourn the application to May 25, 2016 meeting and preserve the notice. The Board announced that the application would be heard at the May 25, 2016 meeting.

P2016-01

Rainbow Associates

720-730 Lincoln Blvd
Block 286 Lot 1.01

Minor Subdivison

Mr. Johnson stated that the applicant has revised their plans and disagreed with removing the full bathroom.

Mr. Ricci stated that the applicant could have a ½ bath.

Mr. Murphy stated that the lease was up on June 30, 2016 for the apartments and the tenants are already gone.

Mr. Murphy will remove the kitchen items requested.

Member Schueler stated that the issue was with the bathroom and that most people equate a full bath to a dwelling and the space wasn't supposed to be a dwelling.

Mr. Murphy stated that there is a shower so someone can work then take a shower then go to a meeting.

Member Schueler stated that it creates an impression of a dwelling.

The Board was in favor of having the stove removed and the gas capped and stated it was an illegal apartment.

Member Sweeney stated that the bathroom/kitchen might not be up to code.

Mr. Ricci questioned if the applicant really intended on making any changes. He was concerned about once approvals were given the apartment being rented again, and questioned the layout of the space.

The Board discussed having the applicant apply for demo permit for capping the gas.

Ms. Carey stated that a condition of approval could have the resolution be filed with the deeds to show that the space cannot be used an apartment unless the proper approvals are given by the appropriate land use board, this would be full disclosure for anyone who would be purchasing the property.

Ms. Carey opened the meeting to the public, there being no public, the Board proceeded with the application.

Mr. Fisk of Fisk Engineering reviewed the Ricci Planning memo.

Mr. Fisk stated that he recalculated the office parking requirements and the applicant is not asking for a waiver, all the parking spots are delineated on the plan.

Mr. Fisk stated that there are 2 healthy trees in front of each lot.

Mr. Ricci commented that the applicant's landscaping is better than the neighbors.

The Board reviewed the Engineering Report dated May 2, 2016.

The Board would like to see elevation shots on the site plan.
Mr. Fisk stated that these can be added as a condition of approval.

Mr. Fisk stated that no new trees are needed and he agrees with the general comments.

Mr. Fisk stated that the applicant will get County approval, no new trees are to be added, concrete wheel stops are to be added, copies of the permits will be provided to the Engineer for compliance purposes, the applicant will leave the bathroom and take out the kitchen.

Ms. Carey opened the meeting to the public for questions and comments, there being no public, the Board continued with the application.

Member Anello made a motion to approve the subdivision subject to the conditions of capping the utilities, demo permits filed and inspected, Resolution to be filed with the deeds at the County, seconded by Member Tackach. Vote: Member Lowande-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Anello-yes, Member Tackach-yes, Member Woska-yes. Motion passed.

7. Correspondence

A. LED Lighting to Governing Body

Member Schueler stated that the LED Lighting changes were presented to the Governing Body the previous evening. The Governing Body had questions regarding cost and if a light meter would be required.

B. URS DEP Flood Permit

No action was required by the Board. Board Members discussed the Flood Control Project.

There being no further business Member Anello made a motion to adjourn the meeting at 8:30pm, seconded by Member Schueler. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk